

59-3-20

52-221

## WARRANTY DEED

Joint Tenancy

021321

TRANSFER

TAX

PAID

Know All Men by these Presents,

That I, STANLEY S. MILTON, in consideration of one dollar (\$1.00) and other valuable consideration paid by LEWIS G. SAWTELLE and IRENE L. SAWTELLE, whose mailing address is 10½ Morrill Avenue, Waterville, Maine 04901, the receipt whereof I do hereby acknowledge, do hereby give, grant, bargain, sell and convey unto the said LEWIS G. SAWTELLE and IRENE L. SAWTELLE, as joint tenants and not as tenants in common, their heirs and assigns forever,

A certain lot or parcel of land with the buildings thereon situated in the City of Waterville, County of Kennebec and State of Maine, bounded and described as follows:

BEGINNING at an iron pin on the north side of Boutelle Avenue in said Waterville, which pin marks the southeasterly corner of land sold to Harold A. Labbe by James L. Dean, Jr. by deed dated November 3, 1954 and duly recorded at the Kennebec Registry of Deeds;

Thence northerly along the easterly line of property herein described one hundred forty (140) feet;

Thence westerly in a line parallel with said Boutelle Avenue sixty-nine (69) feet;

Thence southerly one hundred forty (140) feet to the north side of said Boutelle Avenue;

Thence sixty-nine (69) feet easterly along the north side of Boutelle Avenue to the point of beginning.

Being the same premises conveyed to the Grantor herein and Ella M. Milton by joint tenancy warranty deed dated April 19, 1974 and recorded in the Kennebec County Registry of Deeds in Book 1719, Page 137. The said Ella M. Milton died May 14, 1989.

To have and to hold the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said LEWIS G. SAWTELLE and IRENE L. SAWTELLE, as joint tenants and not as tenants in common, their heirs and assigns, to them and their use and behoof forever.

And I do hereby covenant with the said Grantees, their heirs and assigns, that I am lawfully seized in fee of the premises, that they are free of all encumbrances, that I have good right to sell and convey the same to the said Grantees to hold as aforesaid; and that I and my heirs, shall and will warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims and demands of all persons.

In Witness Whereof, I, the said STANLEY S. MILTON, have hereunto set my hand and seal this 11<sup>th</sup> day of the month of September, A. D. 1989.

Signed, Sealed and Delivered  
in presence of

Lucas W. Turner

Stanley S. Milton  
STANLEY S. MILTON

State of Maine  
Cumberland, ss.

September 11, 1989

Then personally appeared the above named STANLEY S. MILTON, and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Lucas W. Turner  
Attorney at Law  
~~Notary Public~~

LUCAS W. TURNER  
Printed Name

RECEIVED KENNEBEC SS.

1989 SEP 15 AM 9:00

ATTEST: Herman B. B. B.  
REGISTER OF DEEDS